



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

PROPERTY OWNER

Name Gender/Thirty-Three, LLC

Address 250 Civic Center Dr, Suite 500, Columbus, OH 43215

Daytime Phone 614-744-2012

Email lvisco@castoinfo.com

APPLICANT

Name Douglas Swain (Project Casto Team)

Address 8801 River Crossing Blvd, Suite 450, Indianapolis, IN 46240

Daytime Phone 317-816-5723

Email _____

Address or Location of Subject Property 5080 Gender Road, Canal Winchester, OH 43110

Requested Rezone from EU (Exceptional Use) to LM (Limited Manufacturing)

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Douglas Swain, as authorized agent for Gender/Thirty-Three, LLC 9/17/18
Property Owner's or Authorize Agent's Signature Date

DO NOT WRITE BELOW THIS LINE

Date Received: ____ / ____ / ____

Fee: \$ _____
Paid ☐

Tracking Number: ZA - _____

P&Z Public Hearing: ____ / ____ / ____

Recommendation ____ Approval ____ Denial

Council Public Hearing: ____ / ____ / ____

Action ____ Approval ____ Denial

Expiration Date: ____ / ____ / ____

Council Ordinance No.: _____

Zoning Code and Map Amendment Application Attachment

Required Materials per Section 1143.02 (c)

1. Name, address, and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question, and a current survey prepared by a licensed surveyor.
3. The proposed amendment to the Zoning Code, the proposed use, and the proposed zoning district of the property(s).
4. The present use and present zoning district of the property(s).
5. A list of all property owners within, contiguous to, and directly across the street from the property(s) in question. The list of addresses shall correspond to the County Auditor's current tax list.
6. A statement of the relationship of the proposed change or amendment to the general welfare of the community, to appropriate plans for the area, and to the changed or changing conditions behind the request to rezone.
7. A plot plan to show the following:
 - A. Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - B. The proposed use of all parts of the lot and structures.
 - C. Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.
 - D. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.
8. Any deed restrictions, easements, covenants, and encumbrances to be used to control the use, development and maintenance of land and proposed uses shall be fully denoted by text and map.
9. At the discretion of the Planning & Zoning Administrator, an engineer's estimate of utility needs of the proposed use of the area being considered for rezoning, to include sewer, water, and refuse demand may be required. In addition, an engineer's estimate of potential traffic generation for the proposed uses and measures proposed by the applicant to mitigate the impacts resulting from said generation may be required by the Planning & Zoning Commission.
10. For all developments over twenty-five (25) acres, and/or for commercial and industrial developments over 10,000 square feet and/or for any development that requires direct access to a major thoroughfare and/or for any development that is not contiguous with existing water and sewer, a fiscal/economic impact study will be required to determine if the development will require immediate or short-term expenditures on the part of the municipality in terms of infrastructure and/or support services.

Adjacent Property Owners

Site Address: 5080 Gender Road, Canal Winchester, OH 43110

PID:

184-000532-00/184-000871-00

PID	Address	Owner	Owner Address (Tax Mailing Address)
184-003006-00	6035 Gender Road, Canal Winchester, OH 43110	HD Development	PO Box 105842, Atlanta, GA 30348
184-002986-00	6085 Gender Road, Canal Winchester, OH 43110	Winchester Square LLC	250 Civic Center Dr #500, Columbus, OH 43215
184-001700-00	6416 Winchester Blvd, Canal Winchester, OH 43110	Winchester Square LLC	250 Civic Center Dr #500, Columbus, OH 43215
184-003242-00	Gender Road	The City of Canal Winchester Ohio	26 S High Street, Canal Winchester, OH 43110
184-003240-00	6375 Winchester Blvd, Canal Winchester, OH 43110	Canal Winchester Holdings, LLC	1209 Hill Rd N, Pickerington, OH 43147
184-003286-00	Winchester Rear Blvd	Canal Winchester Hotels, LLC	4197 Marlane Dr, Grove City, OH 43123
184-003243-00	6365 Winchester Blvd, Canal Winchester, OH 43110	Winchester Office Park, LLC	765 Russell Strausse Rd, Cookeville, TN 38501
184-003288-00	Winchester Blvd	Sirius Investments, LLC	3962 Jackpot Rd, Grove City, OH 43123
184-001702-00	Gender Road	Gender/Thirty Three	250 Civic Center Dr #500, Columbus, OH 43215
184-000996-00	Winchester Blvd	Phele Investment Properties	6680 Perimeter Dr, Suite 200A, Dublin, OH 43016-8073
180-000255-00	6060 Rager Road, Groveport, OH 43125	Baker Levin Farms, LLC	3319 E Livingston Ave, Columbus, OH 43227
180-000290-00	5900 Rager Road, Groveport, OH 43125	Baker Levin Farms, LLC	3319 E Livingston Ave, Columbus, OH 43227
180-004981-00	Rager Road	Dill Realty LLC	5800 Rager Rd, Groveport, OH 43125
184-0000954-00	Old Winchester PI	Willis Alspach	12505 Village Circle Dr, Apt 532, Saint Louis, MO 63127-1701
184-001002-00	5881 Gender Road	Mountain Agency LLC	401 Milford Pkwy, Suite A, Milford, OH 45150-9119
181-000026-00	Bixby Road	Willis Alspach	12505 Village Circle Dr, Apt 532, Saint Louis, MO 63127-1701
184-000879-00	Winchester Pi	Willis Alspach	12505 Village Circle Dr, Apt 532, Saint Louis, MO 63127-1701
010-260326-00	Winchester Pi	Henrietta Pfeifer	630 Winchester Pike, Canal Winchester, OH 43110

ZONING DESCRIPTION

69.237 Acres

Situated in the State of Ohio, county of Franklin, City of Canal Winchester, Section 24, Township 11, Range 21, Congress Lands and being all of those tracts of land as conveyed to Gender/Thirty-three of Official Record 11357F13 and Official Record 1135F16, all deed references refer to the records of The Recorder's Office, Franklin County, Ohio and described as follows:

Beginning for reference at F.C.G.S. Monument 2270 reset located at the intersection of the northerly right-of-way line of Winchester Boulevard extended, also being the southerly line of said Section 24, with the centerline of Gender Road;

Thence, North 85°45'23" West with said northerly right-of-way line and said southerly section line a distance of 1231.68 feet to an iron pin set at the southwesterly corner of a 14.828 acre tract as conveyed to Winchester Square LLC of record in Instrument Number 200412200286893, the northwesterly corner of that 2.119 acre tract as conveyed to the City of Canal Winchester Official Record 31057H09, and the northeasterly corner of that 0.629 tract as conveyed to the City of Canal Winchester of record in Instrument Number 201608180109326, at the **True Point of Beginning** for the description;

Thence, North 85°45'23" West continuing with said South section line, partly with northerly line of said 0.629 acre tract, partly with the northerly line of an original 3.924 acre tract as conveyed to Gender/Thirty-Three of record in Official Record 27286D07 and partly with the northerly line of that 11.280 acre tract of land as conveyed to Phele Investment of record in Instrument Number 201706150081040, a distance of 1493.31 feet to a 13/16" pipe with an EMH&T cap at the northwesterly corner of said 11.280 acre tract and the northeasterly corner of a 78.384 acre tract as conveyed to Baker Levin Farms, LLC of record in Instrument Number 200704240071166, the southeasterly corner of a 134.50 acre tract as conveyed to Baker Levin Farms LLC of record in Instrument Number 200704240071166, also being the southwesterly corner of Section 24 at its common corner with Sections 23, 25, and 26;

Thence, North 4°26'33" East with the easterly line of said 134.50 acre tract and the common line between Section 24 and 23 a distance of 1597.99 feet to a 13/16" pipe found with EMH&T cap at an angle point in said line;

Thence, North 4°20'59" East partly with the easterly line of said 134.50 acre tract and partly with the easterly line of a 20.1366 acre tract as conveyed to Dill's Realty LLC of record in Instrument Number 200111050255847, and the common line between sections 24 and 23 a distance of 866.30 feet to a ¾" pipe found no cap at a corner thereof in the southerly right-of-way line of State Route 33 as recorded in Deed Book 2390, page 592, Parcel 69LA;

Thence, South 61°24'34" East with said southerly limited access right-of-way line a distance of 1698.02 feet to a 5/8" rebar found with a Preferred Surveying Company cap at the northwesterly line of an 11.315 acre tract as conveyed to H.D. Development of Maryland Inc. of record in Instrument Number 200707020115156;

Thence, with the westerly line of said 11.315 acre tract the following courses:

South 26°50'00" West a distance of 217.80 feet to an iron pin set at a corner thereof;
North 85°06'32" West a distance of 135.03 feet to an iron pint set at a corner thereof;

Thence, South 4°55'08" West partly with said westerly line and partly with the westerly line of a 6.395 acre tract as conveyed to Winchester Square LLC of record in Instrument Number 201412150165939 a distance of 822.51 feet to an iron pin set at a corner thereof;

Thence, South 64°45'23" East partly with the westerly line of said 7.393 acre tract and partly with the westerly line of said 14.828 acre tract passing a 13/16" iron pipe found with the EMH&T cap at a distance of 162.39 feet a total distance of 345.56 feet to an iron pin set at a corner thereof;

Thence, South 4°14'37" West with the westerly line of said 14.828 acre tract a distance of 440.00 feet to the **True Point of Beginning** and containing 69.237 acres of land more or less, 51.032 acres being out of PID 184-000532 and 18.205 acres out of PID 184.000871. This description is for zoning purposes only.

ZONING DESCRIPTION

69.237 Acres

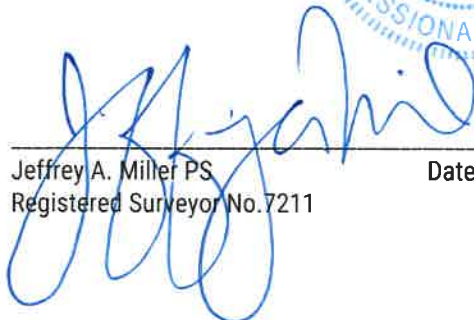
Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

The basis of bearing is based on a bearing of North 85°45'23" West for the southerly line of Section 24 as determined by GPS observation, based on NAD 83 (2011), Ohio State Plane South zone and post processed using and OPUS Solution.

CESO, Inc.



 9-12-18

Jeffrey A. Miller PS Date 9/12/2018
Registered Surveyor No. 7211



September 14, 2018

City of Canal Winchester
Planning and Zoning Department
c/o Andrew Moore
36 S. High Street
Canal Winchester, OH 43110

**Re: Project Casto/Gender Thirty-Three Rezone
 5080 Gender Road
 Canal Winchester, Ohio**

Dear Mr. Moore,

The applicant respectfully requests a rezoning from EU (Exceptional Use) to LM (Limited Manufacturing) for the purpose of developing up to three industrial buildings. The subject property is located at 5080 Gender Road in Canal Winchester, Ohio and contains a total of 69.24 acres between parcels 184-000532 and 184-000871. The land is currently characterized as vacant commercial land. Access to the site will be provided south of the site, using the new 400-foot extension of Winchester Boulevard.

According to Section 1179.01 of the Canal Winchester Code, the two properties are currently zoned EU which does not allow industrial use and is designed to permit those uses that are not addressed in any other adopted district. The proposed LM district rezone is an appropriate alteration as it is established for the purpose of preserving areas of the municipality for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses, and to make provision for certain kinds of commercial uses which are most appropriately located ancillary to industrial users or which are necessary to service the immediate needs of people in these areas (Section 1171.01).

The proposed rezone will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare of the surrounding area. The site is currently bounded north by State Route 33, to the south by future Winchester right-of-way and undeveloped General Commercial, to the west by Madison Township, and to the east by the rear of the Winchester Square Shopping Center. In this location, we feel the rezone will not adversely affect property owners and will not alter the essential character of the general vicinity.

A traffic impact study has been prepared and submitted with this application to help address any traffic concerns and show how the development will interact with the surrounding infrastructure. The existing detention pond will be relocated and sufficient detention and water quality areas will be provided for increased storm water management. Strategic pond placement and landscape plantings will be used to limit disruption to the surrounding area.

The applicant does anticipate the need for a future parking variance under the LM zoning. The requirement of one parking space per 1,000 square feet of gross building area in the manufacturing use district would yield approximately 777 required stalls as well as additional impervious area. For facility operations, it is anticipated the use will need less than the required stalls.

If you have any questions or require any additional information, please contact me at 614-454-6696.

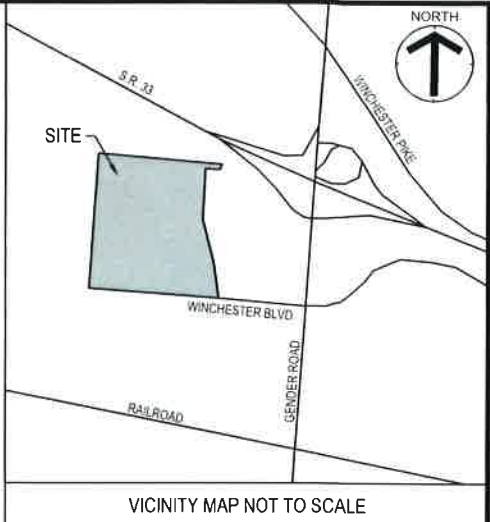
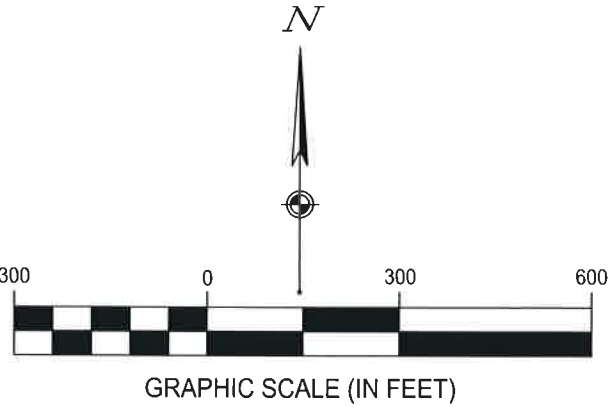
Sincerely,

A handwritten signature in blue ink that reads "Justin Muller".

Justin Muller, P.E.
Kimley-Horn and Associates, Inc.
Email: justin.muller@kimley-horn.com

ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 24, TOWNSHIP 11, RANGE 21
CONGRESS LANDS



LEGEND

- 5/8"x30" REBAR W/ YELLOW CAP STAMPED "CESO" SET
- IRON PIN FOUND
- MONUMENT BOX FOUND

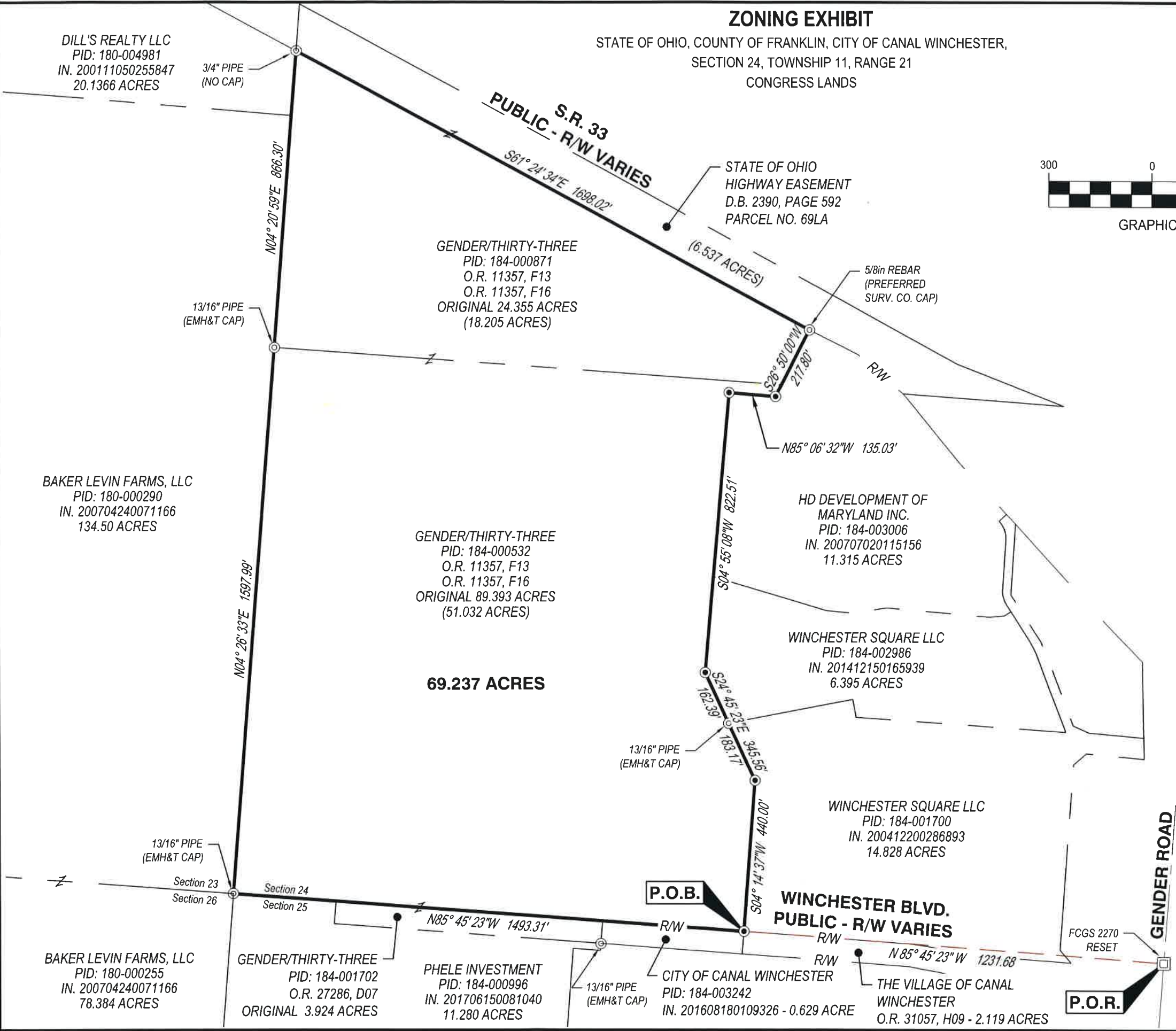
BASIS OF BEARING:

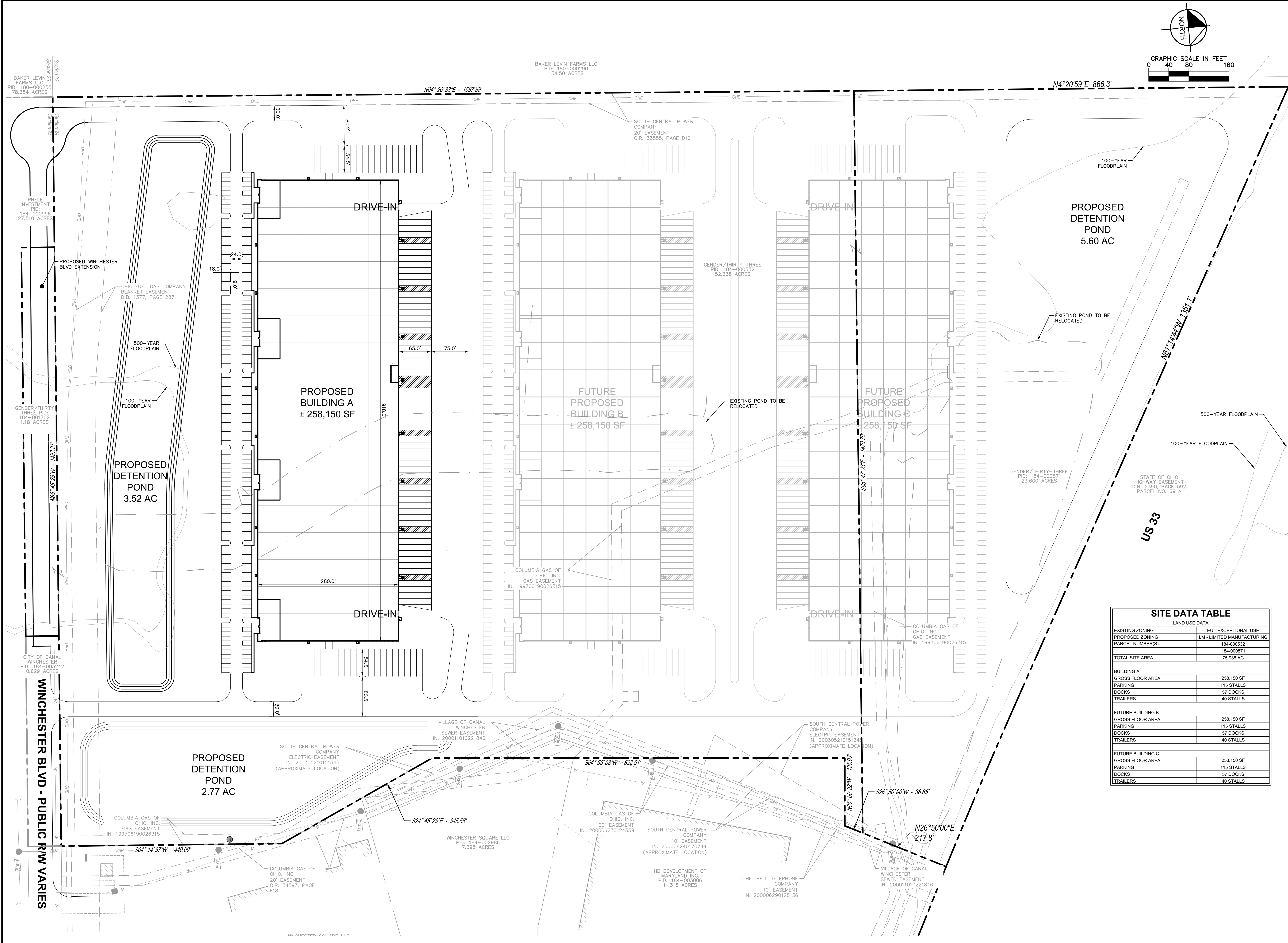
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A BEARING OF N85° 45' 23" W FOR THE SOUTHERLY LINE OF SECTION 24 AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.



Jeffrey A. Miller
JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@ceso-inc.com

SURVEY OF ACREAGE PARCEL			
GENDER/THIRTY-THREE			
WINCHESTER BLVD		SECTION 24, TOWNSHIP 11, RANGE 21	
CITY OF CANAL WINCHESTER		FRANKLIN COUNTY, OHIO	
SCALE: 1"=300'		DATE: SEPTEMBER 2018	
DESIGN:	N/A	JOB NO.:	755691
DRAWN:	JEK	SHEET NO.:	1 OF 1
CHECKED:	JAM	WWW.CESOINC.COM	





SITE DATA TABLE	
LAND USE DATA	
EXISTING ZONING	EU - EXCEPTIONAL USE
PROPOSED ZONING	LM - LIMITED MANUFACTURING
PARCEL NUMBER(S)	184-000532
	184-000871
TOTAL SITE AREA	75.938 AC
BUILDING A	
GROSS FLOOR AREA	258,150 SF
PARKING	115 STALLS
DOCKS	57 DOCKS
TRAILERS	40 STALLS
FUTURE BUILDING B	
GROSS FLOOR AREA	258,150 SF
PARKING	115 STALLS
DOCKS	57 DOCKS
TRAILERS	40 STALLS
FUTURE BUILDING C	
GROSS FLOOR AREA	258,150 SF
PARKING	115 STALLS
DOCKS	57 DOCKS
TRAILERS	40 STALLS

DESIGNED BY: DDL
DRAWN BY: IC
CHECKED BY: JMM

SCALE: AS NOTED

REVISIONS
No.

DATE
BY

PROJECT CASTO
5080 GENDER ROAD
CANAL WINCHESTER, OH 43110

ORIGINAL ISSUE:
9/14/18
KHA PROJECT NO.
190033000
SHEET NUMBER
SP-1

Kimley»Horn

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